Robert Ellis

look no further...







Somerset Close,
Long Eaton, Nottingham
NG10 2ET

£340,000 Freehold

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A PEACEFUL CUL-DE-SAC THREE BEDROOM DETACHED HOME WITH STUNNING OPEN-PLAN SPACE AND A BEAUTIFUL BOWLING GREEN BACKDROP - MUST BE VIEWED!

Nestled within a peaceful cul-de-sac on the ever-popular Long Eaton/Toton border, this immaculate three-bedroom detached home enjoys a superb position backing directly onto a picturesque bowling green, offering a delightful sense of privacy and tranquillity. Beautifully presented throughout, the property has been thoughtfully enhanced to create a stylish and welcoming family home. At its heart is a stunning open plan dining kitchen, perfectly designed for modern living and entertaining, complemented by quality oak flooring that flows through the principal living spaces. The cosy lounge features a charming multi-fuel burner, creating a warm and inviting atmosphere during the colder months. Upstairs, three well-proportioned bedrooms are served by a contemporary family bathroom, while outside the property continues to impress with a detached garage, ample off-road parking, and an established, beautifully maintained rear garden that provides a wonderful setting for relaxing or entertaining, with the attractive backdrop of the adjoining bowling green. Situated within easy reach of excellent local amenities, highly regarded schools, transport links and the A52, this exceptional home combines peaceful surroundings with everyday convenience, making it an ideal choice for families and professionals alike. An internal viewing is highly recommended to fully appreciate the quality, location and lifestyle this outstanding property has to offer.

The property is entered via a light and airy reception hallway with attractive oak flooring, creating an inviting first impression. Doors lead through to the bay-fronted lounge, featuring a contemporary multi-fuel burner and double opening glazed doors which flow seamlessly into the superb open plan dining kitchen. This impressive living space enjoys French doors opening onto the beautifully established rear garden, providing an ideal setting for both everyday family life and entertaining. To the first floor, the landing leads to three well-proportioned bedrooms and a family bathroom fitted with a modern white suite. Benefiting from gas central heating and double glazing throughout, the property is immaculately presented and ready for immediate occupation. Outside, the front of the property is enhanced by a beautifully maintained garden and a block paved driveway providing off-road parking for up to three vehicles, leading to a detached garage. The delightful rear garden has been lovingly maintained and is well stocked with an abundance of mature shrubs, flowering plants and established borders, creating a private and colourful outdoor retreat.

The property is within a couple of minutes of the Asda, Tesco, Lidl and Aldi stores and many other retail outlets found in Long Eaton town centre as well as those found in Chilwell and Beeston, if required there are excellent schools for all ages, both in Long Eaton and nearby Toton, there are health care and sports facilities which include several local golf courses, there are walks in the picturesque Attenborough Nature Reserve and the excellent transport links include J25 of the M1, stations at Long Eaton, Beeston and East Midlands Parkway, East Midlands Airport and the A52 and other main roads which provide good access to both Nottingham and Derby. There will also be an additional transport link in place by the end of 2015 as the latest extension of the Nottingham Tram System will be terminating in Toton and this will provide another means of transport to and from Nottingham city centre.





Entrance Hall
6'4 x 13'8 approx (1.93m x 4.17m approx)
UPVC double glazed door to the front with inset obscure glazed panel and windows either side, engineered solid oak flooring, ceiling light, radiator, understairs storage cupboard, stairs to the first floor and new internal doors to the lounge and kitchen diner.

Lounge
11'2 x 15'3 approx (3.40m x 4.65m approx)
UPVC double glazed bay window to the front, radiator, solid oak flooring, ceiling light, multi fuel burner, TV point.

Kitchen Diner
18'1 x 10'4 approx (5.51m x 3.15m approx)
UPVC double glazed French doors and a window overlooking the rear garden, tiled flooring, two ceiling lights, tall modern radiator, cream gloss Shaker style wall, drawer and base units to four walls with marble effect laminate work surface and acrylic splashback, inset stainless steel sink and drainer with swan neck mixer tap, integral Neff oven and grill., Neff induction hob and extractor above, space for a free standing fridge free freezer, integral washing machine.

First Floor Landing
7'3 x 8'9 approx (2.21m x 2.67m approx)
UPVC double glazed window to the side, carpeted flooring, new stair balustrade, ceiling light, airing/storage cupboard, loft access hatch and doors to:

Bedroom 1
10'4 x 12'4 approx (3.15m x 3.76m approx)
UPVC double glazed window to the front, radiator, ceiling light, carpeted flooring, telephone point.

Bedroom 2
10'7 x 10'4 approx (3.23m x 3.15m approx)
UPVC double glazed window to the rear, radiator, carpeted flooring, ceiling light.

Bedroom 3
7'3 x 6'8 approx (2.21m x 2.03m approx)
UPVC double glazed window to the front, radiator, ceiling light, carpeted flooring.

Bathroom
7'1 x 7'2 approx (2.16m x 2.18m approx)
Obscure UPVC double glazed window to the rear, vinyl flooring, ceiling light, large panelled bath with a mixer tap and shower over with glass screen, wall mounted sink with mixer tap, low flush w.c., tiled walls, towel radiator.

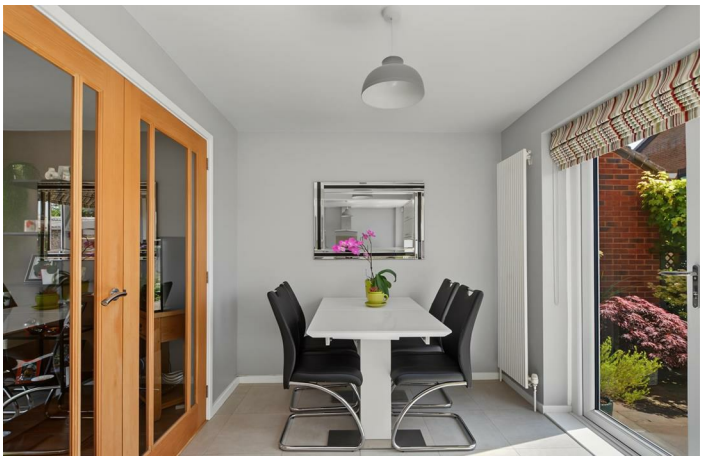
Outside
There is an established, landscaped garden to the rear with a patio, shrubs and planted borders to either side with a lawn, fencing to the boundaries, pebbled path leading to a seating area, access down the side via a gate to the garage, bin storage and log store. The garden backs onto the bowls club.

Garage
20'2 x 9'7 approx (6.15m x 2.92m approx)
Concrete sectional detached garage with power, personnel door to the side, up and over door to the front.

Directions
Proceed out of Long Eaton along Nottingham Road and after some distance turn right into Devonshire Avenue. Follow the road round where Somerset Close can be found as a turning on the left hand side.
9410JG

Council Tax
Erewash Borough Council Band D

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 9mbps Superfast 44mbps Ultrafast 1800mbps
Phone Signal – EE, Three, 02, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





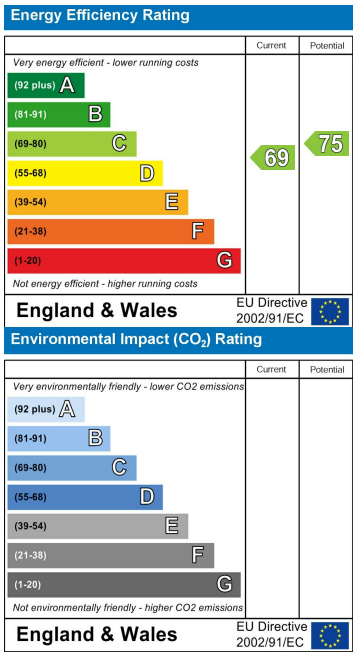












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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